118.0	0004	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	886,400 /	886,400
					USE VALUE:	886,400 /	886,400
					ASSESSED:	886,400 /	886,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		HENRY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DERVISHIAN DONNA J	
Owner 2:	ALDRED STEPHEN J	
Owner 3:		
Street 1:	16 HENRY ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,296 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Vinyl Exterior and 2505 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9296.000	383,000	14,200	489,200	886,400
Total Card	0.213	383,000	14,200	489,200	886,400
Total Parcel	0.213	383,000	14,200	489,200	886,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.85 | /Parcel: 353.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

76358

GIS Ref

GIS Ref

Insp Date

09/17/18

!9192!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	383,000	14200	9,296.	489,200	886,400	886,400	Year End Roll	12/18/2019
2019	101	FV	276,200	14900	9,296.	482,200	773,300	773,300	Year End Roll	1/3/2019
2018	101	FV	265,800	14900	9,296.	370,400	651,100	651,100	Year End Roll	12/20/2017
2017	101	FV	265,800	14900	9,296.	349,400	630,100	630,100	Year End Roll	1/3/2017
2016	101	FV	265,800	14900	9,296.	321,500	602,200	602,200	Year End	1/4/2016
2015	101	FV	255,000	15200	9,296.	300,500	570,700	570,700	Year End Roll	12/11/2014
2014	101	FV	255,000	15200	9,296.	276,800	547,000	547,000	Year End Roll	12/16/2013
2013	101	FV	255,000	15200	9,296.	276,800	547,000	547,000		12/13/2012

PRINT

Date	Time
12/10/20	23:41:56

LAST REV

Date	Time
09/27/18	15:02:44

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9192

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PHELAN DONALD	1199-128		1/15/1999		310,000	No	No		Y

USER DEFINED

Prior Id # 1:	76358
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/1999	498	Ingr. Po	13,000	C				18X36 IGP-VINYL
12/5/1996	636	Manual	2,700	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Measured	197	PATRIOT
3/10/2000	Inspected	264	PATRIOT
2/14/2000	Measured	264	PATRIOT
2/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9296		Sq. Ft.	Site		0	70.	0.75	6									489,218						489,200	

Total AC/HA: 0.21341 | Total SF/SM: 9296 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 489,218 | Spl Credit | Total: 489,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	2	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17238808
Const Adj.:	1.00138497
Adj $ / SQ:	158.492
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470464
Depreciation:	87506
Depreciated Total:	382958

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

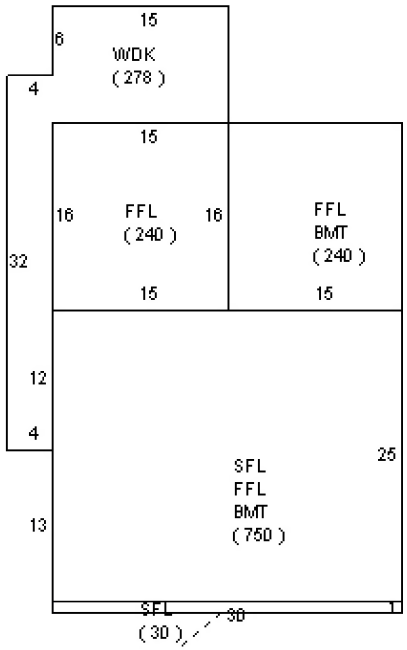
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,230	158.490	194,945
BMT	Basement	990	65.380	64,724
SFL	Second Floor	780	158.490	123,623
WDK	Deck	278	9.610	2,672

Net Sketched Area:	3,278	Total:	385,964
Size Ad	2010	Gross Are	3278	FinArea	2505
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	158.49
Special Features:	0	Val/Su Net:	116.84
Final Total:	383000	Val/Su SzAd	190.55

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	36X18	A	AV	1973	17.13	T	36.8	101			7,000			7,000
3	Garage	D	Y	1	13X28	A	AV	2007	21.87	T	9.6	101			7,200			7,200

More:	N	Total Yard Items:	14,200	Total Special Featues:		Total:	14,200